

## Historic and Cultural Resources Existing Conditions

First settled in 1731 and incorporated in 1832, the Town of Webster possesses an abundance of historic resources. Many of these resources stem from industrial developments that took place during the 19<sup>th</sup> and early 20<sup>th</sup> centuries, particularly during the Federal (1775-1830) and Early Industrial (1830-1870) Periods.

Lake Chargoggagoggmanchauggagoggchaubunagungamaugg (Webster Lake) and French River, besides being the dominant features of the Town's landscape, were catalysts for the area's early Native American habitation followed by European settlement. These water bodies provided reliable hydropower that attracted early grist and sawmill operations, and later, textile-manufacturing developments that would come to dominate Webster's economy for much of the 19<sup>th</sup> and early 20<sup>th</sup> centuries.<sup>22</sup>



Shopping plaza featuring the official name of the Webster Lake

<sup>22</sup> Massachusetts Historical Commission. 1983. *MHC Reconnaissance Survey Town Report: Webster*.  
<http://www.sec.state.ma.us/mhc/mhcpdf/townreports/Cent-Mass/web.pdf>. Accessed February 26, 2014.

The textile manufacturing industry in Webster began in 1810 with the incorporation of the Village Cotton, Woolen, and Linen Company. However, textile manufacturing did not start to flourish until Samuel Slater (1768-1835), a figure known in history as the “father of American industry,” brought his manufacturing prowess and capital to the area and established textile-manufacturing developments at North, East, and South Villages



Webster Town Hall and Veteran's Court Of Honor

beginning in 1812.<sup>23</sup> Many of these developments, along with a variety of early 19<sup>th</sup> century residential neighborhoods that accompanied them, remain intact today. These areas include numerous, high-quality worker housing such as Slater Company Mill Housing at North Village and mill buildings such as Slater, Horatio N. Company Cambric Works at East Village. The Bell Tower (1875), also located at East Village, is all that is left of Samuel Slater and Son's Green Mill. This structure, otherwise known as the Slater Cotton Mill Monument, endures as a memorial to Samuel Slater and Webster's industrial heritage.<sup>24</sup>

Commercial developments in Webster benefited from and supported the Town's thriving industrial developments and rising population numbers during the 19<sup>th</sup> and early 20<sup>th</sup> centuries. Rail connections established in 1840, and later by 1866, further stimulated commercial activity in Webster. Depot Village, which encompasses the general area of Main Street between the French River and Lake Street, was the commercial center of the community during this time. Most of Webster's surviving commercial buildings in this area, such as the Tiffany Block (1900) and the Larchar-Branch Block (1912), date between 1900 and 1920.<sup>25</sup> These buildings represent the continued economic vitality of the community into the early 20<sup>th</sup> century.

<sup>23</sup> *Ibid.*

<sup>24</sup> Massachusetts Historical Commission. 2000. *MHC Inventory Form: Slater, Samuel S. and Son – Green Mill Bell Tower, WEB.913*. <http://mhc-macris.net/Details.aspx?Mhcid=WEB.913>. Accessed February 26, 2014.

<sup>25</sup> Massachusetts Historical Commission. 1983. *MHC Reconnaissance Survey Town Report: Webster*. <http://www.sec.state.ma.us/mhc/mhcpdf/townreports/Cent-Mass/web.pdf>. Accessed February 26, 2014.

As Webster developed its urban form during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, the Town erected several important institutional buildings. These include schools such as Rock Castle High School (1871) and Bartlett High School (1903-5; remodeled circa 1927-8) as well as municipal buildings such as the Chester C. Corbin Public Library (1921) and Webster Town Hall (circa 1926-28).<sup>26,27</sup>

Past and current threats to Webster's historic resources include the growth of recreational cottages around Webster Lake, and industrial park development.<sup>28</sup> Further, the downturn of Webster's economy along with its aging population - who cannot easily take care of their properties - have contributed to the deterioration of many buildings and neighborhoods. This is especially true in Webster's downtown area.



Webster's historic Main Street

### ***Designated Historic Resources***

The Town of Webster possesses numerous historic resources, including properties listed in the National Register of Historic Places (NRHP) and properties included in the *Inventory of Historic and Archaeological Assets of the Commonwealth*, as well as several archaeological sites (see Historic Resources Map).

<sup>26</sup> Ibid

<sup>27</sup> National Park Service. 2012. *National Register of Historic Places Registration Form: Webster Municipal Buildings Historic District*. <http://mhc-macris.net/Details.aspx?Mhcd=WEB.P>. Accessed February 25, 2014.

<sup>28</sup> National Park Service. 2012. *National Register of Historic Places Registration Form: Webster Municipal Buildings Historic District*. <http://mhc-macris.net/Details.aspx?Mhcd=WEB.P>. Accessed February 25, 2014.



Properties in Webster that are listed in the NRHP consist of historic districts and individual buildings. Webster has two NRHP-listed historic districts: the Main Street Historic District and the Webster Municipal Buildings Historic District. The Main Street Historic District represents the core of Webster's commercial activity, and contains one- to three-story buildings at 175-299 and 228-274 Main Street. Buildings within the Main Street Historic District possess varying architectural styles and date back to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The Webster Municipal Buildings Historic District is located one block east of the Main Street Historic District, and includes three Classical Revival municipal buildings along with complementary objects and structures. The three buildings, Webster Town Hall, Anthony J. Sitkowski School (formerly Bartlett High School), and the Chester C. Corbin Public Library, are all contributing historic resources.<sup>29</sup>



Webster Historic District

Webster has six individually listed buildings in the NRHP. The oldest of these properties is the District Five Schoolhouse (1835), also known as the “Little Red Schoolhouse,”

<sup>29</sup> National Park Service. 2012. *National Register of Historic Places Registration Form: Webster Municipal Buildings Historic District*. <http://mhc-macris.net/Details.aspx?Mhcd=WEB.P>. Accessed February 25, 2014.

which was the first school built in the incorporated Town of Webster.<sup>30</sup> The Eddy Block (1878), Shumway Block (1886), and Spaulding Block (1866) are all within the confines of the Main Street Historic District. Table 7.4 details all NRHP-listed resources in the Town of Webster. All resources listed in the NRHP are also listed in the Massachusetts State Register of Historic Places.

**Table 7.4 NRHP-listed Resources in the Town of Webster**

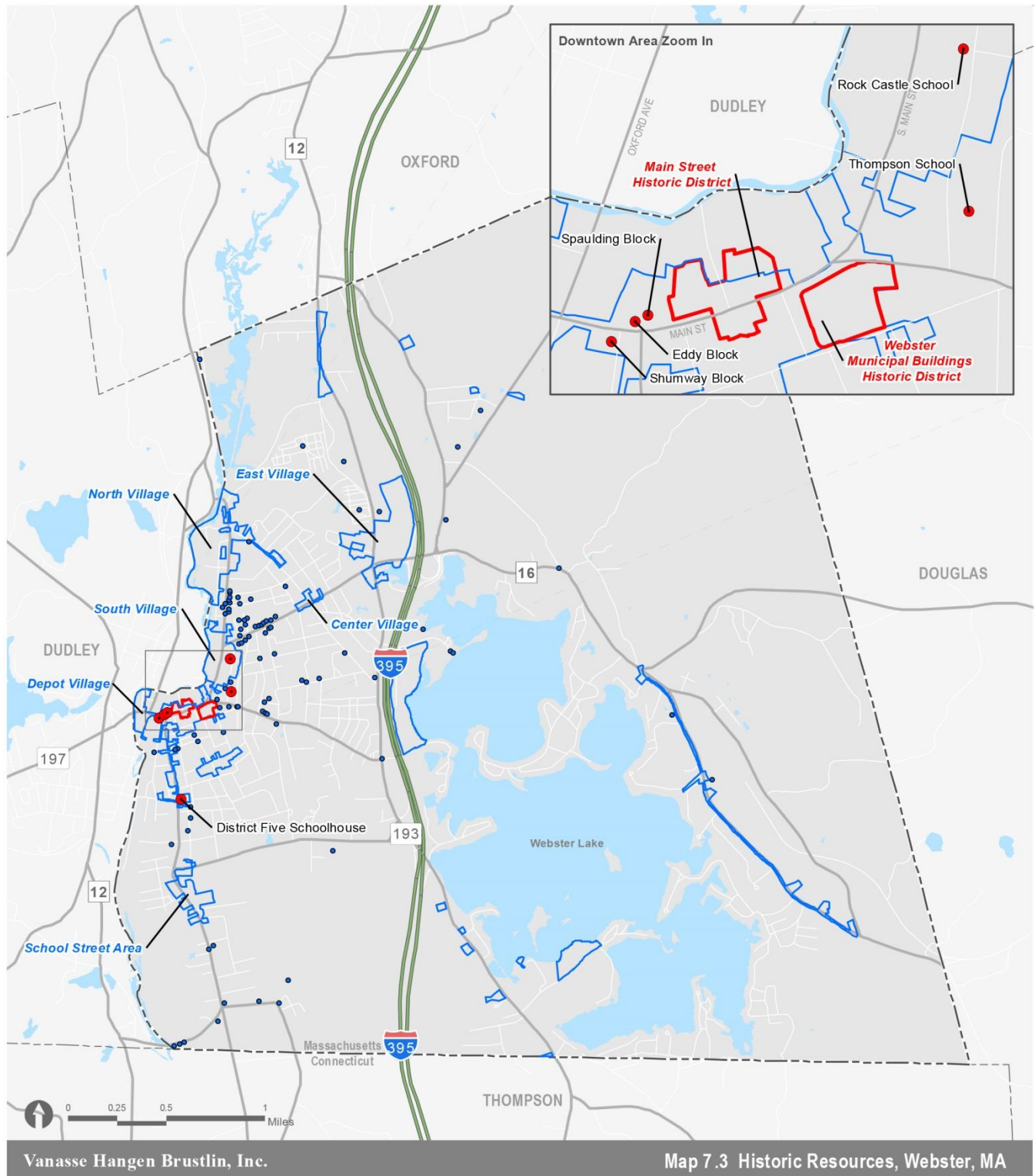
Name	NRHP Listing Date	Resource Type
District Five Schoolhouse	June 5, 1991	Building
Eddy Block	December 3, 1980	Building
Main Street Historic District	April 6, 1982	District
Rock Castle School	June 7, 1989	Building
Shumway Block	December 3, 1980	Building
Spaulding Block	December 3, 1980	Building
Thompson School	June 7, 1989	Building
Webster Municipal Buildings Historic District	March 27, 2012	District

Source: NPS 2014



Eddy Block on Main Street

<sup>30</sup> Massachusetts Historical Commission. 1978. *MHC Inventory Form: District Five Schoolhouse – WEB.129*. <http://mhc-macris.net/Details.aspx?Mhcd=WEB.129>. Accessed February 27, 2014.



## Legend

- National Register District
- National Register Individual Property
- MHC Inventoried Area
- MHC Inventoried Property (not within an MHC Inventoried Area)

Other than the Main Street Historic District, which was listed in the NRHP in 1982, no historic resource in Webster has a formal determination of eligibility as part of the Section 106 review process associated with the National Historic Preservation Act.<sup>31</sup>

In 1992, the Massachusetts Historical Commission (MHC) rendered an opinion that the South Village Area in Webster is eligible for listing in the NRHP.<sup>32</sup> However, no corresponding official determination of eligibility can be located. The South Village Area is a small rural mill village situated along the French River that contains the Slater & Sons Woolen Mill, multi-family and single-family early worker housing, and other historical resources connected to the mill industry. The NRHP-listed Rocks Castle School is also located in this area.

In addition to the South Village Area, several areas in Webster have been recognized for their potential as historic districts, but have no corresponding MHC opinion or formal determination of eligibility. Table 7.5 identifies these potential historic districts.

**Table 7.5 Potential Historic Districts in the Town of Webster**

Name	General Boundaries
Center Village	Along East Main Street between Stoughton Avenue and Bonette Place
East Village	Along Gore and Worcester Roads between Didonato Avenue and Interstate 395
North Village	Along North Main and Slater Streets between Aldrich Street and Bigelow Road, and extending to the French River
School Street Area (at Klebart Avenue)	Along School Street between Klebart Avenue and Harvard Street

Source: MHC 2014

None of Webster’s historic properties are subject to preservation restrictions. Preservation restrictions, which come with sizable federal income tax benefits if donated, are legal contracts by which a property owner agrees that a property will not change in a way that would compromise its historical and architectural integrity. These contracts run in perpetuity with the land; the owners who grant them, as well as all subsequent owners, are subject to their terms.

<sup>31</sup> National Park Service. 2011. *National Register of Historic Places: Federal Determinations of Eligibility as of October 1, 2011*. <http://nrhp.focus.nps.gov/natreg/docs/Download.html>. Accessed February 25, 2014.

<sup>32</sup> Massachusetts Historical Commission. 1992. *MHC Opinion: Eligibility for National Register*. <http://mhc-macris.net/Details.aspx?Mhcd=WEB.E>. Accessed February 25, 2014.



## ***Inventoried Resources***

The *Historical and Archaeological Assets of the Commonwealth*, an inventory of buildings, districts, structures, objects, archaeological sites, and burial grounds maintained by the MHC, includes a number of properties in Webster. Although many of these properties have not received an official designation, further study of inventoried properties often identifies candidates for designation as well as acts as a useful guide to explain the historical development of communities.

Webster has eighteen inventoried areas that do not have official designations.<sup>33</sup> These areas are recognizable residential, industrial, and landscape regions of the Town that either have a connection to the Town's early settlement or its industrial and cultural heritage. Examples include the Kingsbury District, Slater Cambric Mill Worker Housing, and Chaubunagungamaug Pond - Webster Lake.

Altogether, Webster has 431 inventoried properties that have not received an official designation (see Appendix C).<sup>34</sup> The majority of inventoried properties are located in and around downtown Webster as well as within the inventoried areas of East Village, North Village, and the Elm Street Area.<sup>35</sup>

Webster's location around Webster Lake and the French River made for an ideal setting for Native American and European gathering and settlement. The Town's archaeological assets, which include four recorded prehistoric sites (pre-European contact) and one recorded historic period site (post-European contact), reflect this geographical magnetism.<sup>36</sup>

## ***Cultural Assets***

The Town of Webster has an eclectic inventory of cultural assets that help evolve and celebrate its cultural heritage. Some of the major cultural assets in Webster include:

*Chester C. Corbin Public Library* – Located in the Webster Municipal Buildings Historic District, the Chester C. Corbin Public Library provides traditional library services along with space for community gatherings. The library has a section dedicated to local history, which includes town reports and yearbooks. It also promotes local history and heritage

<sup>33</sup> Massachusetts Historical Commission. 2014. Massachusetts Cultural Resource Information System - MACRIS. <http://mhc-macris.net/Towns.aspx?Page=towns.asp>. Accessed March 5, 2014.

<sup>34</sup> Ibid

<sup>35</sup> Massachusetts Historical Commission. 2014. *MACRIS Maps 2.0 Beta*. <http://maps.mhc-macris.net/>. Accessed March 5, 2014.

<sup>36</sup> The locations of known archaeological sites and archaeologically sensitive areas are generally kept confidential for protection of these resources.



through sponsored lectures and educational programs. In the past, the library has collaborated with the Webster-Dudley Historical Society for the presentation of virtual walking tours.

Due to the building's deteriorating condition and other limitations, which prevent the library from achieving its mission, the Town plans a nearly complete remodel of the Chester C. Corbin Public Library. The Town has sought funding through the Massachusetts Public Library Construction Program. The Massachusetts Board of Library Commissioners has approved the Town's grant application, and as of October 2013, the Chester C. Corbin Public Library was on the top of the state's construction waiting list. As the Chester C. Corbin Public Library is listed in the State Register of Historic Resources and the Town is seeking state funding, the project is subject to M.G.L. Chapter 9, Sections 26-27c (otherwise known as Chapter 254). Under this legislation, the Town was required to consult with the MHC on feasible and prudent alternatives to the demolition; however, no feasible alternatives were determined. In 2010, the Town entered into a Memorandum of Agreement (MOA) with the MHC to mitigate the demolition. The MOA stipulates that the Town must: 1) ensure proper documentation of the building, including photographic documentation based on MHC requirements; 2) implement an architectural salvage plan; and 3) implement a public interpretive program, including interpretive exhibits.<sup>37</sup> Additionally, a portion of the façade of the Chester C. Corbin Public Library will be preserved and incorporated into the design of the new building.

*Webster-Dudley Historical Society* – The Webster-Dudley Historical Society occupies and maintains the District Five Schoolhouse at 449 School Street. The mission of this non-profit, volunteer organization is to preserve and propagate the history of the Towns of Webster and Dudley. It meets its mission through sustaining a museum with a collection of historical documents and artifacts in addition to offering programs such as virtual walking tours, presentations, and lectures.<sup>38</sup> The Town is currently exploring ways to increase participation in this organization, as membership has dwindled in recent years.

*Webster Cultural Council (WCC)* - The WCC provides grant support to individuals, schools, and cultural organizations involved with the arts, humanities, and sciences. In addition, the WCC holds small events such as art shows and concerts as well as

<sup>37</sup> Massachusetts Historical Commission and the Town of Webster. 2010. *Memorandum of Agreement Among the Massachusetts Board of Library Commissioners and the Massachusetts Historical Commission Regarding the Chester C. Corbin Library Project, Webster, Massachusetts in Compliance with the Massachusetts Environmental Policy Act*. December 6, 2010.

<sup>38</sup> Webster-Dudley Historical Society. 2013. *Welcome to the Webster-Dudley Historical Society*. <http://wdhs.webs.com/>. Accessed February 27, 2014.

subsidizes student field trips to cultural institutions for performances, educational tours, and exhibits. The Massachusetts Cultural Council supports the WCC.<sup>39</sup>

*Webster Lake:* Webster Lake is the Town's most significant landscape feature as well as a symbol of its historical development. Residents and visitors alike gather at the lake for town-wide events such as Winter Wonderland, the Easter Egg Hunt, and Fourth of July Fireworks. As discussed in Chapter 6 - *Open Space and Recreation*, the lake is also a popular destination for the natural recreational opportunities it provides.

*Webster Lake Association (WLA)* – The WLA is a steward of Webster Lake, and as such, conducts activities such as invasive plant control and lake and stream water quality testing. The WLA has a public service component, through which it educates the public on topics that have included “The History of the Lake” and “The Last Green Valley.”<sup>40</sup>

*French River Connection* – The French River Connection, similar to the WLA, is a local environmental steward. Focused on the preservation and revitalization of the French River, the French River Connection has embarked on a number of projects and programs such as water quality initiatives and river cleanups. The French River Connection is also an advocate for the French River Greenway and the Webster Riverwalk, active projects that would re-connect Webster with the water body that was once a vital part of the Town's economy.<sup>41</sup> As envisioned, these projects would include the development of cultural points of interest.<sup>42</sup> Signage and pavement treatments along the Riverwalk will create a link between the Riverwalk and the Town's cultural, historic and natural history.

*Indian Ranch Campground* – Indian Ranch, located on the eastern edge of Webster Lake at Gore Road, hosts the annual Indian Ranch Summer Concert Series. Noted as the “Country Music Capital of New England,” Indian Ranch attracts performances that are primarily associated with the country music genre.<sup>43</sup>

*October Harvest Festival* – The Town of Webster sponsors the annual October Harvest Festival. This event takes place at Town Hall, and has featured musical entertainment, food, crafts, and a petting zoo.

<sup>39</sup> Town of Webster. 2013. WCC- Webster Cultural Council. [http://www.webster-ma.gov/index.php?option=com\\_content&view=article&id=181&Itemid=831](http://www.webster-ma.gov/index.php?option=com_content&view=article&id=181&Itemid=831). Accessed February 27, 2014.

<sup>40</sup> Webster Lake Association. 2014. *About the WLA*. <http://www.websterlakeassociation.org/aboutWLA.html>. Accessed March 3, 2014.

<sup>41</sup> French River Connection. Undated. *French River Connection: About Us*. <http://www.frenchriverconnection.org/about.html>. Accessed March 3, 2014.

<sup>42</sup> French River Connection. Undated. *French River Connection: French River Greenway*. <http://www.frenchriverconnection.org/greenway.html>. Accessed March 3, 2014.

<sup>43</sup> Indian Ranch. 2014. *About Us, Welcome to Indian Ranch*. <http://www.indianranch.com/information/about>. Accessed March 3, 2014.

*The Last Green Valley, Inc. (TLGV)* – The Town of Webster is within the boundaries of The Last Green Valley (otherwise known as the Quinebaug-Shetucket Rivers Valley National Heritage Corridor), a National Heritage Corridor composed of 35 towns throughout south-central Massachusetts and eastern Connecticut. National Heritage Corridors (alternatively known as National Heritage Areas [NHAs]) are federally designated places intended to promote historic preservation and the conservation of natural resources. NHAs are eligible for management planning assistance from the National Park Service along with limited financial assistance to carry out the recommendations of such planning. Federal funding for NHAs derives from the Heritage Partnership Program Fund.<sup>44</sup>

The Last Green Valley is administered by TLGV, a 501(c)(3) non-profit charitable organization. The primary roles of TLGV include promoting partnerships, educating and facilitating partner-administered actions, and managing its own projects and programs.<sup>45</sup> TLGV's past and ongoing efforts include grant distribution; publications on local heritage and environmental concerns; the Green Valley Institute, a partnership with the Universities of Connecticut and Massachusetts for continuing education on land use decision-making; and Walktober, a seasonal event that includes a series of guided tours and special events that take place annually in October and November.<sup>46</sup>

TLGV has previously supported and/or collaborated with the WLA, French River Connection, and Webster-Dudley Historical Society. For example, TLGV assisted the WLA and French River Connection with their ongoing water quality monitoring activities.

TLGV featured the Town of Webster in *Notable & Notorious*, a publication that documents the historical importance of individuals that have been instrumental in the development of communities within The Last Green Valley. Samuel Slater was the chosen historical figure for Webster.

Walktober is a 23-year old program that celebrates the region's heritage and natural resources. In 2013, Webster hosted a single Walktober event, "Paddling Out of the Past: The French River," which discussed the importance of the French River during the

<sup>44</sup> National Park Service. Undated. *National Heritage Areas*. <http://www.nps.gov/history/heritageareas/REP/heritage.html>. Accessed March 3, 2014.

<sup>45</sup> The Last Green Valley, Inc. 2014. *Who We Are*. <http://www.tlgv.org/resources/more-about-us.html>. Accessed March 3, 2014.

<sup>46</sup> Ibid

inception and growth of the Webster's mill industry. Comparatively, the City of Norwich in Connecticut hosted 32 events.<sup>47</sup>

In 2013, the economic impact of tourism within The Last Green Valley and associated with TLGV's efforts was \$278 million, an increase of 6 percent over 2012. This outcome includes visits from 1.9 million people, an increase of 5 percent over 2012. Walktober alone had a total economic impact of \$7.6 million, and participation from 51,932 people.<sup>48</sup>

### ***Preservation Programs in Use***

The Town of Webster employs the following programs to assist in the preservation of the Town's historic properties.

#### ***Designation and Inventory Programs***

##### ***National Register of Historic Places***

As mentioned above, the Town of Webster has eight historic properties listed in the NRHP, including two historic districts. The NRHP is the nation's official list of significant historic properties. Properties listed in the NRHP include sites, buildings, structures, districts, and objects that are significant in American history, architecture, archaeology, engineering, and culture. Contrary to popular perception, listing in the NRHP does not limit a property owner's right to alter, manage, or sell the property when using private funds. Instead, the designation acts as a key to access preservation programs and incentives at the federal, state, and local level.

Some of the key benefits to NRHP listing include eligibility for federal and state rehabilitation tax credits, access to income tax deductions for the donation of historic preservation restrictions, and matching grant funds for preservation related projects. NRHP listing also requires consideration in federal, state, and some local planning projects.

Properties considered for NRHP listing must be at least fifty years old (unless they demonstrate exceptional significance) and must possess physical integrity by retaining enough of its original materials to exhibit its historic appearance during the period of its historic significance. The NRHP recognizes properties associated with famous figures

<sup>47</sup> The Last Green Valley, Inc. 2013. *The Last Green Valley's Walktober 2013 Schedule*. <http://www.scribd.com/doc/172918087/The-Last-Green-Valley-s-Walktober-2013-Schedule>. Accessed March 3, 2014.

<sup>48</sup> The Last Green Valley, Inc. 2013. *2013 Tourism Impact Report*. Report.



and events, but also acknowledges places that are associated with the history of important themes and trends in American history and pre-history. NRHP listing is accomplished through a nomination process initiated by an individual, or a private or public entity. Property owners may object to the listing through a certified letter to the State Historic Preservation Office. If 51 percent of the property owners within a district object to the listing through the certified letter objection process, the district will not be officially listed in the NRHP. The number of properties held by a single owner is immaterial; each property owner has one “vote.” The nomination addresses the significance and integrity of the resource through a thorough report documenting its appearance and history. Before the final designation, the report is reviewed by MHC staff, the MHC’s state review board, and the NPS.

### ***State Register of Historic Places***

The Massachusetts State Register of Historic Places was established in 1982 as a comprehensive listing of the buildings, structures, objects, and sites that have received local or national designations (local historic districts and landmarks and NRHP-listed properties) based on their historical or archaeological significance. The Massachusetts State Register of Historic Places is not a designation program per se and does not have a separate nomination process. Properties that have preservation restrictions or have been formally determined eligible for the NRHP in the Section 106 review process are also included in the State Register. Every property that is contained in the State Register is also part of the *Inventory of the Historical and Archaeological Assets of the Commonwealth*.

### ***Inventory Programs***

As noted above under Inventoried Resources, Webster has many individual properties and areas that have been documented on MHC inventory forms. The acceptance by the MHC of submitted forms places the properties in the *Inventory of Historical and Archaeological Assets of the Commonwealth*. The form is merely a record of the historical and architectural nature of a property and is not a formal designation of the property’s importance. An evaluation of the property’s significance is only undertaken if a project under review by the MHC and a federal or state agency would have a known effect on the property.

The MHC undertook a Town Reconnaissance Survey in Webster in 1983 as part of their inventory efforts. In 2000, the Webster Office of Community Development conducted a survey that provided updates to some existing forms and added several others.<sup>49</sup>

### Federal and State Preservation Laws and Regulations

Significant legislation exists to provide a review and consultation process to consider impacts from projects with state or federal involvement on historic properties. In Webster, the Department of Community Development is the predominant entity involved with these state and local historic preservation review processes.

#### ***Section 106 of the National Historic Preservation Act***

Section 106 of the 1966 National Historic Preservation Act, as amended, was originally enacted to address the widespread loss of historic properties during federally sponsored urban renewal initiatives and highway construction projects during the 1960s. The law requires that any project that receives federal funds or is required to obtain permits or licenses from a federal agency is required to be reviewed for its effects on historic properties. Section 106 review is required for properties that are both listed or *determined eligible* for the NRHP. This determination is part of the review process if the property has not been previously assessed for its eligibility.

Typical examples of federal undertakings that can require Section 106 review are the use of Community Development Block Grants (CDBG) for housing rehabilitation, U.S. Army Corps of Engineers' permits, and Federal Highway Administration (FHWA) supported road improvement projects. If a property is determined eligible for the NRHP, then the impact of the proposed federal project on the resource must be determined by the federal agency or its assignee and concurred upon by the MHC. If the project is determined to have an adverse effect on the resource, the lead federal agency must consult with the MHC in order to determine mitigation options.

The primary trigger for Section 106 review in the Town of Webster is the use of CDBG funds, which the Webster Office of Community Development administers. Webster's designation as a Mini-Entitlement community means that the Town receives a significant amount of funds under the CDBG program. The Town of Webster has a Programmatic Agreement (PA) in place with the MHC regarding project review using these funds. The Webster Redevelopment Authority manages this PA for the town.

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<sup>49</sup> Massachusetts Historical Commission. 2014. *Massachusetts Cultural Resource Information System*. <http://mhc-macris.net/>. Accessed March 10, 2014.

### ***National Environmental Policy Act (NEPA)***

The National Environmental Policy Act (NEPA) requires all federal agencies to consider the environmental effects of their proposed actions and investigate alternatives and mitigation options that minimize any adverse impacts to the social, economic, and physical environment. Cultural and historic resources are included in the various categories considered in the NEPA process, and are addressed in an Environmental Assessment (EA) or Environmental Impact Statement (EIS). Often this review is coordinated with the Section 106 review to avoid duplication of efforts. Like the Section 106 process, the lead federal agency is responsible for identifying effects and proposing mitigation alternatives.

The Town of Webster coordinates with the MHC as part of the environmental review process for all projects with federal involvement, including federal funds and permits.

### ***State Register of Historic Places Project Review***

Chapter 9, Sections 26-27C of the Massachusetts General Laws, like Section 106 at the federal level, requires that any undertaking involving state funds or licenses be reviewed to determine whether the proposed project will have an adverse effect on a property listed in the State Register of Historic Places. If it is determined that the project will have an adverse effect on a listed property, the state agency and/or the project proponent must consult with the MHC to determine mitigation measures. Unlike Section 106, which considers NRHP-listed and eligible properties, M.G.L. Chapter 9 Section 27C considers properties or districts listed in the State Register of Historic Places, as well as inventoried resources that they believe are eligible for the NRHP.

### ***Massachusetts Environmental Policy Act (MEPA)***

The Massachusetts Environmental Policy Act (MEPA) is a comprehensive review process that requires state agencies to report on the potential environmental impacts of projects involving state licenses, permits, or financial support. This public process requires a thorough study of potential environmental impacts and the development of feasible mitigation options designed to avoid or minimize those impacts. Historic resources, both above and below ground, are included in the list of environmental factors that must be examined in the MEPA process.

If the project has a connection to state funds permits, or licenses, certain thresholds must be met in order to initiate MEPA review. For historic resources, the threshold is met if the project involves the demolition of any part of a structure listed in the State Register of

Historic Places, or (as of 1998) the property is listed in the *Inventory of Historic and Archaeological Assets of the Commonwealth*. A detailed project information statement, known as an Environmental Notification Form, must then be prepared to assess the impact of the project on the resource.

Similar to NEPA, the Town of Webster coordinates with the MHC as part of the environmental review process for all projects with state involvement, including state funds and permits.

### Federal and State Historic Tax Credit Programs

Since 1976, a federal tax credit has been available for rehabilitating buildings listed in the NRHP that are used for an income-producing use. This program offers a 20 percent tax credit for the qualified costs of a substantial rehabilitation of historic buildings when the work meets the Secretary of the Interior's Standards for Rehabilitation.<sup>50</sup> A similar tax credit program at the state level in Massachusetts provides a state tax credit up to 20 percent of qualified costs. The programs have made an important contribution to not only the continued use and preservation of many historic buildings in Massachusetts, but have also resulted in the creation of additional jobs, revenue for municipalities, and housing units, among a number of proven benefits.

To date, owners of three buildings in Webster have successfully taken advantage of either the federal or state historic tax credit programs, or both, as they can be combined. All three properties are former school buildings, including the Thompson and Rock Castle Schools on Prospect Street and the Sitkowski School on Negus Street.<sup>51</sup> The Sitkowski School is the most recent development to receive federal historic tax credits (2010), and the only property that has applied for state historic tax credits.<sup>52</sup> The planned rehabilitation of the Sitkowski School includes affordable senior housing and a community/senior center.<sup>53</sup>

### Public-Private Partnerships

The Town of Webster works with private entities to promote a host of community development initiatives, including the rehabilitation of the Town's historic properties.

<sup>50</sup> A federal 10 percent tax credit for rehabilitating buildings that were built before 1936 and are not historic (that is, not listed in the National Register of Historic Places) is also available. The rehabilitation requirements are minimal and do not require official approval.

<sup>51</sup> National Park Service. Undated. *Technical Preservation Services, Check Project Status*. <http://tps.cr.nps.gov/status/>. Accessed March 5, 2014.

<sup>52</sup> Secretary of the Commonwealth of Massachusetts. 2013. *Massachusetts Historic Rehabilitation Tax Credit*. <http://www.sec.state.ma.us/mhc/mhctax/taxidx.htm>. Accessed March 5, 2014.

<sup>53</sup> Massachusetts Association of Community Development Corporations. 2014. *Sitkowski School Groundbreaking*. <http://www.macdc.org/events/sitkowski-school-groundbreaking>. Accessed March 5, 2014.



One notable partnership is between the Town and Community Opportunities Group, Inc. (COG). This ongoing relationship has seen COG work on housing rehabilitation, infrastructure improvements, and recreational facility development.

Beginning in 2010, COG worked with the Webster Office of Community Development on the development and implementation of the pilot Downtown Webster Commercial Property Improvement Program (DW-CPIP). Under the DW-CPIP, property owners were eligible for professional design assistance as well as matching grants for the completion of façade renovations and the installation of signs and awnings.<sup>54</sup> The overarching goal of the DW-CPIP was to revitalize Webster's historical downtown. Despite the benefits of the program, the Town had difficulty attracting participation from property owners. Under the program, only two facades were rehabilitated and approximately 18 new signs and awnings were installed.<sup>55</sup> One of the benefiting properties was 248 Main Street (before and after pictures), which is included in the *Inventory of the Historical and Archaeological Assets of the Commonwealth* and is within the Main Street Historic District. The DW-CPIP was financed by CDBG funds, which were secured with assistance from COG. The Town plans to reintroduce the DW-CPIP in fiscal year 2015.

In addition to their work on the DW-CPIP, COG has supported the renovation of the mixed-use former Aubuchon Hardware building as well as the redevelopment of the Sitkowski School.<sup>56</sup>

### ***Additional or Underutilized Preservation Programs***

The Town of Webster has not taken advantage of the following programs that are suitable to its circumstances and have the potential to enhance its existing preservation efforts.

#### **Local Historic Districts**

Local Historic Districts (LHD) can protect the appearance of historic properties and encourage new construction that complements a district's historic setting. The designation of an LHD imposes a review and approval process by a Historic District Commission for proposed exterior changes to properties. The primary strength of an LHD is that it can be adapted to specific community needs, while providing greater protection for local resources. Designation as an LHD is one of the most effective ways

<sup>54</sup> Community Opportunities Group, Inc. 2011. *COG Works with Webster, MA to Expand Community Development Initiatives*. <http://www.cogincorp.com/uncategorized/cog-works-with-webster-ma-to-expand-community-development-initiatives/>. Accessed March 9, 2014.

<sup>55</sup> Cyr, Carol. 2014. Personal Communication with Carol Cyr, Director of the Webster Office of Community Development. March 10, 2014.

<sup>56</sup> Ibid

to protect the historic character of buildings, streetscapes, neighborhoods, and special landmarks from inappropriate alterations, new construction, and demolition. In addition to protecting historic resources, locally designated districts across the country consistently produce stable property values and greatly add to the attractiveness of neighborhoods.

Although the Town of Webster has an abundance of properties with historical value, it has no LHDs. In order to designate an LHD, Webster must refer to M.G.L. Chapter 40C, as amended. The process outlined in this law includes identifying an area for designation and forming a historic district study committee. The historic district study committee prepares a report that examines the area's qualifications for designation as well as the committee's recommendations; the report is prepared with input from the local planning board and the MHC. Once a final report is completed, the historic district study committee presents the document at a town meeting for approval. Once Webster designates an LHD, and establishes an associated historic district commission to oversee the LHD, the historic district commission assumes the role of the historic district study commission in future designation efforts.

Potential candidates for LHDs in Webster include several areas in the Town that have been recognized for their potential as historic districts, but have no corresponding MHC opinion or formal determination of eligibility. The *Designated Historic Resources* section in this chapter refers to these areas by name and general location. Depot Village, as previously described, is also a potential candidate.

If the designation of an LHD is not feasible, Webster can seek an alternative in a Neighborhood Conservation District (NCD). NCDs are similar to LHDs in that they protect architecturally and historically significant resources through a review and approval process at the local level; however, they typically regulate a more limited set of design elements as well as demolition and new construction.

#### Demolition Delay Ordinance

The Town of Webster does not currently have a demolition delay ordinance. The objective of a demolition delay ordinance, which has been instituted in many Massachusetts communities, is to encourage owners of historic buildings to seek and consider alternatives to demolition.

#### Demolition by Neglect Ordinance

Demolition by neglect, defined as the deterioration of a building through abandonment and/or inadequate maintenance, poses a serious threat to many communities. Such

neglect can lead to the deterioration of a building's structural systems and its external and internal appearance. In addition to being dangerous, deteriorating buildings are an eyesore and discourage investment and damages neighborhood pride.

A Demolition by Neglect ordinance, which the Town of Webster has not adopted, protects individual derelict buildings as well as the physical integrity of an entire neighborhood by specifying a set of minimum maintenance requirements for all buildings. While historic buildings and neighborhoods are by no means the only structures to suffer from owner neglect, concerns about the high costs and hassles involved in rehabilitation of older buildings tend to make older structures more susceptible to abandonment. As described in *Chapter 3 Housing*, the Town has embarked on a program of selective demolition of derelict properties.

### Design Guidelines

Design guidelines provide a set of standards to owners and tenants of historic buildings to guide them in the maintenance and preservation of their properties in a manner consistent with a neighborhood's overall architectural character. By providing a consistent set of standards, a neighborhood can maintain its historic integrity and cohesiveness. Usually design guidelines cover such architectural elements as windows, exterior materials, new construction, and rooftop additions.

Although generally associated with local historic districts and their standard for review processes, design guidelines are often employed in areas outside of local historic districts as a set of voluntary standards.

The design guidelines of the Town of Webster, as outlined in Section 650-73 of the Town's Zoning Code, stipulates that the Planning Board shall evaluate designs in terms of their capacity to preserve "historic and prehistoric sites and their environs in-so-far as needed to protect the character of the site."<sup>57</sup> However, these design guidelines are specific to housing developments constructed for the 55 and Over Community under the Fair Housing Act of 1988 and under MGL c. 151B, § 4, and is not applied universally.

As part of the DW-CPIP, the Town instituted limited design guidelines to maintain the physical character and tone of Webster's historical downtown. Although the DW-CPIP is no longer functioning, the Town still requires that building permit applicants within the DW-CPIP boundary abide by these standards.

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<sup>57</sup> Town of Webster. 2009. *Chapter 650 Zoning*. <http://www.ecode360.com/9233674>. Accessed March 5, 2014.

Chapter 2 - *Land Use* includes recommendations regarding design guidelines, particularly for downtown Webster and East Main Street.

### Community Preservation Act

The Community Preservation Act (CPA) is a program instituted in 155 communities across Massachusetts since its inception in 2001. Used for projects that help develop or acquire open space, increase the number of affordable housing units, and support historic preservation efforts, the CPA is funded through a property tax surcharge of no more than 3 percent. If adopted, 10 percent of the funds must go toward open space, 10 percent toward affordable housing, and 10 percent toward historic preservation. The remaining 70 percent can be divided as the city or town determines among these three categories. The CPA ensures that funds will always be available for preservation activities.

Properties receiving CPA funding for historic preservation projects must be listed in or eligible for the State Register of Historic Places, or deemed historic by the local historical commission. Funded projects can be owned publicly, privately, or by a non-profit organization, as long as they provide a significant public benefit.

Funds can be used for a variety of project types. Examples of projects that could benefit Watertown include the purchase of preservation restrictions, preparation of a NRHP nomination, inventory efforts, or the installation of historic area signage.

The Town of Webster has not adopted the CPA. However, the Town's 2009 Open Space and Recreation Plan did identify CPA adoption as a potential funding source to meet several of its goals and objectives.<sup>58</sup>

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## Natural, Historic, and Cultural Resources Recommendations

The following recommendations derived from the public planning process for the 2014 Master Plan, previous planning efforts such as the 2009 Open Space and Recreation Plan (OSRP), and data collection and analysis performed in conjunction with Master Plan preparation:

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<sup>58</sup> Town of Webster. 2009. *Town of Webster Open Space and Recreation Plan*. [http://www.webster-ma.gov/index.php?option=com\\_content&view=article&id=112&Itemid=611](http://www.webster-ma.gov/index.php?option=com_content&view=article&id=112&Itemid=611). Accessed February 25, 2014.



### ***Natural Resources Recommendations***

- Identify and secure priority areas in Town for natural resource conservation and passive recreation purposes, such as open land adjacent to important water supply areas, wetlands, wildlife corridors, and scenic landscapes, using various tools such as conservation restrictions, deeded easements, purchase, etc.
- Adopt a Wetland Protection Bylaw to protect important wetland resources throughout Town, using the MA Association of Conservation Commission model.
- Promote public education on recognizing and preserving Webster's natural resources as an integrated part of town pride through outreach, media, print materials, charrettes, and seminars.
- Re-evaluate and enforce the existing Stormwater Management Bylaw and promote town-wide Best Management Practices for the collection and treatment of stormwater. Adopt a Low Impact Development bylaw to better manage stormwater through reduced impervious cover and preservation of green space and other natural areas.
- Assess municipally-owned properties for potential environmental issues, particularly around water resource areas, drinking water supply areas, and recreation areas/facilities, and address stormwater management concerns as required.
- Continue working in partnerships with local and regional preservation organizations and state agencies to preserve watersheds and resolve the long-standing issues with sediment built-up along the French River.
- Support the ongoing efforts to monitor and control invasive species at Webster Lake.
- Create Stormwater Utility to be responsible for funding the operation, construction and maintenance of stormwater management structures, for stormwater system planning, and management.
- Identify and preserve corridors that link existing recreation and conservation areas and advance the implementation of additional recreation systems along resource corridors such as the French River Greenway and the Quinebaug Valley Trail.

### ***Historic and Cultural Resources Recommendations***

- Appoint an active historical commission to lead preservation activities in Webster. Identify historic buildings throughout Webster with signage and identify candidate buildings for preservation, starting with those listed in the state's database.
- Appropriately budget for the maintenance and renovation of historic buildings owned by the Town.
- Consider a policy of tax incentives for the appropriate re-use of existing buildings.

- Consider granting tax credits to property owners who restore buildings to their original character and style.
- Reinstitute the Downtown Webster Commercial Property Improvement Program (DW-CPIP) and promote it with an educational and marketing campaign. Bolster the design guidelines of Webster's downtown area, which were instituted as part of the DW-CPIP, and expand the scope of the design guidelines in the Town's zoning code.
- Hold property owners accountable for building maintenance by adopting a Demolition by Neglect ordinance.
- Promote additional spaces for community gathering such as the auditorium at Town Hall or new Senior Center community room.
- Promote the activities of the Webster-Dudley Historical Society and encourage membership. Explore a potential partnership and cross-promotional opportunities with the Old Slater Mill Association and the Slater Mill Historic Site in Pawtucket, Rhode Island.
- Support the creation of cultural points of interest as part of the French River Greenway and Webster Riverwalk. Increase participation in the activities of The Last Green Valley, including supporting additional Walktober events.

## CULTURAL AND HISTORIC RESOURCES

	Cultural and Historic Resources Recommendations	Levels of Priority				Responsible Party
		Low	Medium	High	Ongoing	
HR – 1	Appoint an active historic commission to lead preservation activities in Webster. Identify historic buildings throughout Webster with signage and identify candidate buildings for preservation, starting with those listed in the state's database.			✓		<b>BOS, OCD, Historic Comm</b>
HR – 2	Appropriately budget for the maintenance and renovation of historic buildings owned by the Town.			✓	✓	<b>TA</b>
HR – 3	Consider a policy of tax incentives for the appropriate re-use of existing buildings.		✓			<b>BOS, TA, Historic Comm</b>
HR – 4	Consider granting tax credits to property owners who restore buildings to their original character and style.		✓			<b>BOS, TA, Historic Comm</b>
HR – 5	Reinstitute the Downtown Webster Commercial Property Improvement Program (DW-CPIP) and promote it with an educational and marketing campaign. Bolster the design guidelines of Webster's downtown area, which are instituted as part of the DW-CPIP, and expand the scope of the design guidelines in the Town's zoning code.			✓		<b>OCD/Planner</b>
HR – 6	Hold property owners accountable for building maintenance by adopting a Demolition by Neglect ordinance.			✓	✓	<b>Historic Comm, TA, Planner, BI</b>
HR – 7	Promote additional spaces for community gathering such as the auditorium at Town Hall or new Senior Center community room.		✓		✓	<b>TA</b>
HR – 8	Promote the activities of the Webster-Dudley Historical Society and encourage membership. Explore a potential partnership and cross-promotional opportunities with the Old Slater Mill Association and the Slater Mill Historic Site in Pawtucket, Rhode Island.		✓		✓	<b>Historic Comm, BOS, Recreation Committee</b>
HR – 9	Support the creation of cultural points of interest as part of the French River Greenway and Webster Riverwalk. Increase participation in the activities of The Last Green Valley, including supporting additional Walktober events.			✓		<b>BOS</b>

## Appendix A - Unique Features and Scenic Resources

Site Name		Significance
1	Top of Sugarloaf Hill	Scenic overlook: great views of Webster Lake.
2	Top of Blueberry Hill	Scenic overlook: views of three states at once: MA, CT and RI.
3	Upper Gore Road	Scenic view of Webster Lake.
4	Cranberry Bog - east	Rare freshwater cranberry bog.
5	Land bound by Lake Parkway, I-395, CT border, and brook	Last undeveloped lowland in this vicinity, containing a rare freshwater cranberry bog, heron rookery and wildlife habitat.
6	Memorial Beach Drive	Town beach, recreation area, natural area with pine forest, scenic views of Webster Lake and Sugarloaf Mountain, and site of the Old North; Village Bridge.
7	Webster Pump Station	Historic building (1893).
8	Slater Mansion	Historic building.
9	Market Street/Mill Street	Historic mill housing.
10	Pond Court	Historic mill housing and stone building.
11	Little Red School House	Historic building – current home of the Historical Society.
12	Slater Mills	Historic industrial mill buildings and mill housing.
13	South Dam	Scenic river view and significant engineering achievement.
14	Lakeside Cemetery	Historic cemetery.
15	Collins Cove	Old railroad engine turnaround and scenic riverside meadow.
16	Cranston Clock Tower	Only remaining element of historic mill building.
17	Slater Memorial	Historic memorial.
18	Town Hall/Court of Honor	Site of Webster Town Hall, historic watering trough and several war memorials.
19	Train Museum	Trail-related exhibits and artifacts.
20	Perryville Dam	Historic dam and scenic views of the French River.
21	Fenner Street Woods	Wooded area near the downtown.
22	Robinson Burial Plot	Historic gravesite.
23	Praying Indian Historic Marker	Historic marker.
24	Nap's Diner	Historic diner.
25	Railroad Trestle	Scenic overlook along the French River.
26	Main Street Historic District	National Register of Historic Places; Registered District.
27	State-owned boat launch	Boat launch site along the shoreline of Webster; Lake.
28	Upper Gore Road, Lower Gore Road, Gore Road, Point Breeze Road, Sutton Road, Rawson Road, Memorial Beach Drive, Mine Brook Road, Pinewood Drive and Kingsbury Road.	Locally designated Scenic Roads.

## Appendix C – MACRIS Inventoried Historic Properties in Webster

Inv. No.	Property Name	Street	Year
WEB.A	Main Street Historic District		
WEB.B	Tanner Area		
WEB.C	The Gore - Webster's Gore		
WEB.D	East Village		
WEB.E	South Village		
WEB.F	North Village		
WEB.G	Center Village		
WEB.H	Depot Village - Webster Town Center		
WEB.I	School Street Area		
WEB.J	Slater Cambric Mill Worker Housing		
WEB.K	Slater North Main Street Worker Housing		
WEB.L	Slater Pearl Street Worker Housing		
WEB.M	Slater River Street Worker Housing		
WEB.N	Slater Street Worker Housing		
WEB.O	Slater Mill Street Worker Housing		
WEB.P	Webster Municipal Buildings Historic District		
WEB.Q	Elm Street Area		
WEB.R	School Street Area		
WEB.S	Kingsbury District		
WEB.T	Chaubunagungamaug Pond - Webster Lake		
WEB.163	Dietz, Frederick House	9 Aldrich St	1875
WEB.164	Aldrich, George House	15 Aldrich St	1850
WEB.146	Snow, Harvey House	Ash St	1870
WEB.147	Freeman, George and Samuel House	Ash St	1835
WEB.901	B and A Railroad Bridge - Webster Branch	B and A Railroad	1888
WEB.157	Bates, Andrew J. House	Bay View Rd	1885
WEB.937	Boston and Albany Railroad Embankments	Bigelow Rd	1844
WEB.159	Beacon Park Main Building	Birch Island Rd	1898
WEB.912	Chaubunagungamaug Indian Praying Town Marker	Birch Island Rd	1930
WEB.165	Aldrich, Samuel P. House	14 Brookline St	1874
WEB.96	Wood, Darius House	38 Chase Ave	1885
WEB.97	Putnam, John D. House	74 Chase Ave	1880
WEB.98	Sheldon, Lyman - Greenwood, Francis House	129 Chase Ave	1869
WEB.99	Joslin - Marble House	Church Ln	1870
WEB.204	First Congregational Church of Webster	4 Church St	1955
WEB.166	School Street School	5 Crosby St	1847
WEB.167	Watson - Palmer House	18 Crosby St	1870
WEB.367	Craver, Edgar House	44 Crosby St	1915
WEB.368	Kaplan, Eli House	47 Crosby St	1930
WEB.2	Cudworth, Lemuel House	Cudworth Rd	1800
WEB.910	North Village Bell	Cudworth Rd	1884

WEB.80	Edmunds Block - Edmunds Opera House	Davis St	1867
WEB.86	City Hotel	16 Davis St	1897
WEB.168	Steutermann - Gerber, Frank House	4 Day St	1873
WEB.269	Saint Anne's Parochial School	12 Day St	1913
WEB.270	Saint Anne's Roman Catholic Convent	12A Day St	1884
WEB.29	Slater Woolen Company Overseer House	2 East Main St	1828
WEB.262	Brown, O. House	10 East Main St	1865
WEB.175	Sacred Heart Roman Catholic Church	12-16 East Main St	1895
WEB.174	Lyons - Nash House	15 East Main St	1842
WEB.176	Sacred Heart Rectory	18 East Main St	1895
WEB.177	Beaudry, Dr. F. X. House	27 East Main St	1888
WEB.178	First Baptist Church of Webster	29 East Main St	1867
WEB.179	Robinson, Dea. Solomon House	33 East Main St	1854
WEB.180	Slater Woolen Company Store	35-37 East Main St	1855
WEB.263	Marcy, Emery W. House	39 East Main St	1893
WEB.264	Slater, S. Woolen Mill Worker Housing	40 East Main St	1925
WEB.181	Filmer Grammar School	41 East Main St	1898
WEB.265	Bixby, A. House	42 East Main St	1850
WEB.182	Ames, Ebenezer House	43 East Main St	1850
WEB.266		49 East Main St	1895
WEB.31	Slater Woolen Company Worker Housing	54 East Main St	1855
WEB.74	Dixon, John Jr. House	75 East Main St	1841
WEB.75	Rawson, Joseph S. House	77 East Main St	1855
WEB.72	Freeman, Dea. Dyer House	87 East Main St	1857
WEB.22	Wade, Daniel House	128 East Main St	1845
WEB.283		130 East Main St	1885
WEB.138		138 East Main St	1880
WEB.284	Slater East Village Mill Worker Housing	138 East Main St	1880
WEB.346	Choiniere, Lou - Ramie, Al House	13 Elm St	1915
WEB.347		15 Elm St	1910
WEB.348	Choiniere, Arthur House	17 Elm St	1915
WEB.349	Schmidt, Emil House	18 Elm St	1897
WEB.350	Grimley, George H. House	21 Elm St	1893
WEB.351	Ashworth - Simons House	23 Elm St	1900
WEB.352	Shaw, Harold House	25 Elm St	1893
WEB.353	Bartlett, C. G. House	26 Elm St	1885
WEB.354	Towne, W. E. House	27 Elm St	1893
WEB.355	Woodward, S. House	30 Elm St	1883
WEB.356	Pickford, James - Pooler, John House	31 Elm St	1912
WEB.357	Shaw, Albert E. House	33 Elm St	1920
WEB.358	Joslin, Ernest A. House	35 Elm St	1917
WEB.359	Czhowski, Frank - Bundeff, Andrew Triple Decker	41 Elm St	1922
WEB.360	Zurawka, Veronica - Biadasz, Stan Triple Decker	43-45 Elm St	1910
WEB.361	Edmonds, Les Triple Decker	47 Elm St	1910



WEB.362	Klebart, Arthur Triple Decker	49 Elm St	1917
WEB.363		49 1/2 Elm St	1900
WEB.169	Davis, Pardon House	22 Fifth Ave	1850
WEB.173	Emanuel Lutheran Church	7 First St	1926
WEB.917	Webster First Sunday School Site Marker	Gore Rd	1976
WEB.911	Slater, Samuel S. Monument	Gore St	1967
WEB.905	Hub World War II Monument	Granite St	
WEB.906	Kosciusko, Thaddeus Square Marker	Granite St	1937
WEB.908	Leagris, Rev. J. Agapit Memorial	Granite St	1939
WEB.285	DiDonato, Leo House	7 Hartley St	1937
WEB.20	Slater Cambric Mill Worker Housing	8 Hartley St	1855
WEB.286	DiDonato, Leo House	9 Hartley St	1937
WEB.21	Slater East Village Mill Double Worker Housing	10-12 Hartley St	1900
WEB.287	DiDonato, Leo House	11 Hartley St	1939
WEB.288	DiDonato, Leo House	13 Hartley St	1939
WEB.289	Slater East Village Mill Double Worker Housing	14-16 Hartley St	1900
WEB.290	Slater East Village Mill Double Worker Housing	18-20 Hartley St	1900
WEB.291	Slater East Village Mill Double Worker Housing	22-24 Hartley St	1900
WEB.292	Slater East Village Mill Double Worker Housing	26-28 Hartley St	1900
WEB.293	Slater East Village Mill Double Worker Housing	32-34 Hartley St	1900
WEB.294	Slater East Village Mill Double Worker Housing	36-38 Hartley St	1900
WEB.295	Slater East Village Mill Double Worker Housing	40-42 Hartley St	1900
WEB.115	Siegel Hall	132 High St	1875
WEB.280	Sons of Italy Association Lodge	190 High St	1938
WEB.132	Plouffe House	11 Hill St	1875
WEB.170	Turverein Society Hall	9 Houghton St	1895
WEB.1	Kingsbury House	Kingsbury Rd	1775
WEB.207	Saint Constantine and Helen Greek Orthodox Church	Lake Pkwy	1967
WEB.113	Corbin, Chester C. Public Library	Lake St	1921
WEB.171	Holy Trinity Catholic Church	Lake St	1903
WEB.206	Saint Louis Catholic Church	Lake St	1971
WEB.100	Keith, Parmeneus House	5 Lake St	1835
WEB.198	Robinson, James J. House	57 Lake St	1855
WEB.199	Agnew, Peter House	59 Lake St	1860
WEB.200	Davis, Prince House	61 Lake St	1850
WEB.172	Slater Company Worker Housing	2 Lincoln St	1840
WEB.6	Brown - Stone Farmhouse	Lower Gore Rd	1855
WEB.7	Smith, Reid House	Lower Gore Rd	1855
WEB.8	Webster's Gore Schoolhouse	Lower Gore Rd	1821
WEB.9	Rawson, Daniel F. House	Lower Gore Rd	1840
WEB.10	Brown, Josiah - Cooper, Jesse House	Lower Gore Rd	1828
WEB.11	Simpson, George L. House	Lower Gore Rd	1835
WEB.801	Lakeside Cemetery	Lower Gore Rd	1817
WEB.921	Campbell-Roxbury Free School Grants Boundary Wall	Lower Gore Rd	1718

WEB.935	Gore Reform Methodist Church Site Marker	Lower Gore Rd	1972
WEB.77	Norwich and Worcester Railroad Freight House	Main St	1845
WEB.216	Hotel DeWitt - Sheldon Hotel	Main St	1846
WEB.931	The Great Bridge	Main St	1868
WEB.936	Guenther, Charles R. Square Marker	Main St	1923
WEB.337	Webster and Southbridge Gas and Electric Company	7-9 Main St	1914
WEB.338		38-42 Main St	1895
WEB.257		42-45 Main St	
WEB.339		56 Main St	1900
WEB.83	Shumway Block	112-116 Main St	1886
WEB.340	Morehouse Block	118-120 Main St	1865
WEB.81	Eddy Block	119-131 Main St	1878
WEB.78	Wiswall, Artemus Store - Stockwell Block	140-145 Main St	1830
WEB.79	Spaulding Block	141-143 Main St	1866
WEB.87	Joslin House Hotel	168 Main St	1940
WEB.94	Gilles Block	175 Main St	1925
WEB.95	Tiffany Block	183 Main St	1926
WEB.90	Cook Block	201 Main St	1905
WEB.89	Racicot Block	211-219 Main St	1905
WEB.88	Tiffany Block	225 Main St	1900
WEB.85	Columbia Block	228-230 Main St	1892
WEB.223		240-242 Main St	1875
WEB.84	Tracy Block	241 Main St	1888
WEB.224		248 Main St	1915
WEB.91	Larchar - Branch Block	251 Main St	1912
WEB.225		256-262 Main St	1915
WEB.92	Holden Block	267-283 Main St	1921
WEB.226		268 Main St	1915
WEB.227	Hall Block	274 Main St	1915
WEB.222	Patenaude Block	283-289 Main St	1905
WEB.341	Webster Five Cent Savings Bank	290 Main St	1955
WEB.93	Dugan Block	299 Main St	1922
WEB.114	Webster Municipal Building	350 Main St	1928
WEB.903	Webster Civil War Soldiers and Sailors Monument	350 Main St	1907
WEB.916	Snow's Corner Horse Trough	350 Main St	1900
WEB.952	Veterans' Court of Honor	350 Main St	1974
WEB.953	Korean War Memorial	350 Main St	1953
WEB.954	Civil War Howitzer	350 Main St	1865
WEB.955	Webster Plaza Gazebo	350 Main St	2000
WEB.956	Webster Plaza Iron Fence	350 Main St	1920
WEB.342		357 Main St	1910
WEB.343	Vito, Anthony Block	367-385 Main St	1926
WEB.203	Davis - Bartolomei Block	407 Main St	1845
WEB.34	Joslin, Asher House	464-472 Main St	1845

WEB.58	Slater Company Pearl Street Worker Housing	5-7 Market St	1856
WEB.320		8-14 Market St	1885
WEB.239	Slater Company Pearl Street Worker Housing	9-11 Market St	1856
WEB.240	Slater Company Pearl Street Worker Housing	15 Market St	1856
WEB.59	Slater Company Pearl Street Worker Housing	16-24 Market St	1885
WEB.50	Slater Company Stone Mill Double Worker Housing	17-19 Market St	1856
WEB.49	Slater Company Stone Mill Double Worker Housing	21-23 Market St	1856
WEB.235	Slater Company Pearl Street Worker Housing	26-30 Market St	1885
WEB.51	Slater Company Pearl Street Double Worker Housing	32-34 Market St	1885
WEB.47	Slater Company Stone Mill Double Worker Housing	36-40 Market St	1850
WEB.40	Phoenix Thread Company Mill Mule Room	37 Market St	1835
WEB.48	Slater Company Stone Mill Double Worker Housing	42-46 Market St	1850
WEB.109	Haven - Cocks House	14 Mechanic St	1855
WEB.110	Davis, William H. House	24 Mechanic St	1872
WEB.920	World War II Memorial Beach Flagpole	Memorial Beach	1952
WEB.160	Webster Pumping Station	Memorial Beach Dr	1893
WEB.281	World War II Memorial Beach Bath House	Memorial Beach Dr	1952
WEB.973	Clearwell Building	Memorial Beach Dr	1893
WEB.915	Urbanowski, Joseph and Edward Square Memorial	Memorial Park Dr	
WEB.42	Slater #6 Weave Mill and Boiler House	Mill St	1896
WEB.43	Slater Cotton Weave Mill #7	Mill St	1913
WEB.323	North Village Cotton Mill Wheel House	Mill St	1914
WEB.324	North Village Cotton Mill #2 Engine Room	Mill St	1905
WEB.926	North Village Cotton Mill Dam	Mill St	1810
WEB.927	North Village Cotton Mill Canal and Raceway	Mill St	1820
WEB.950	Slater Cotton Mill Smokestack	Mill St	
WEB.951	Slater Cotton Mill Wheel House Fragment	Mill St	1840
WEB.321	Slater Company Mill Housing	3-13 Mill St	1905
WEB.55	Slater Company Boarding House	4-10 Mill St	1860
WEB.45	Slater Company Mill Housing	7 Mill St	1825
WEB.322	Slater Company Mill Housing	15 Mill St	1860
WEB.232	Slater Company Mill Housing	17 Mill St	1825
WEB.233	Slater, Lydia Robinson Worker Housing	21 Mill St	1825
WEB.41	Slater Company Cotton Mill #3	26 Mill St	1905
WEB.933	Webster Bicentennial Square Marker	Mine Brook Rd	1976
WEB.364		46 Myrtle St	1900
WEB.365	Hawkinson, Nathaniel P. House	48 Myrtle St	1893
WEB.366	Ferris, Benjamin K. House	51 Myrtle St	1893
WEB.101	Chase, John - Rawson, James House	4 Negus St	1860
WEB.102	Spaulding, Cyrus House	6 Negus St	1876
WEB.103	Methodist - Episcopal Church Parsonage	7 Negus St	1850
WEB.104	Houghton, Lewis House	8 Negus St	1852
WEB.105	Lamb, Josiah Quincy House	10 Negus St	1860
WEB.202	Corbin, B. A. Shoe Factory Building	13 Negus St	1860

WEB.112	Bartlett High School	29 Negus St	1905
WEB.106	Bartlett, Rufus House	34 Negus St	1870
WEB.107	Carey, John House	40 Negus St	1860
WEB.108	Carney - McQuaid House	42 Negus St	1870
WEB.183	Zion Lutheran Church	Nelson St	1895
WEB.208	Slater Company Mill Street Worker Housing	North Main St	1850
WEB.209	Slater Company Mill Street Worker Housing	North Main St	1850
WEB.259	North Village Schoolhouse	North Main St	1880
WEB.902	North Village Bridge - North Main Street Bridge	North Main St	1871
WEB.38	Church of the Reconciliation	5 North Main St	1870
WEB.39	Slater, James Howe Parish House	5 North Main St	1898
WEB.184		20 North Main St	1905
WEB.304	Thompson, William House	22 North Main St	1850
WEB.185	Hanley, Michael and James House	30-32 North Main St	1840
WEB.305		36 North Main St	1850
WEB.187	Northeast Dudley Schoolhouse	55 North Main St	1825
WEB.186	Moore, Lydia House	60 North Main St	1850
WEB.271	Dugan, James House	64-66 North Main St	1885
WEB.272	Breen, Patrick House	65 North Main St	1879
WEB.273	Ryan, Elizabeth House	73 North Main St	1899
WEB.274	Masse, Exaure - Hyland, Joseph House	76-78 North Main St	1920
WEB.275	Reagan, Isaac House	82 North Main St	1885
WEB.276	Lavassoeur, Joseph House	84 North Main St	1921
WEB.277		94 North Main St	1925
WEB.278		98 North Main St	1925
WEB.65	May, Edwin House	131 North Main St	1850
WEB.66	Chase, John House	135 North Main St	1850
WEB.67	Phetteplace, Wyman E. House	146 North Main St	1870
WEB.68	Bates, Capt. T. K. House	148 North Main St	1870
WEB.325		160 North Main St	1905
WEB.53	Slater Company North Main Street Worker Housing	185 North Main St	1840
WEB.54	Slater Company North Main Street Worker Housing	193-195 North Main St	1865
WEB.326		194 North Main St	1885
WEB.52	Slater Company North Main Street Worker Housing	201-203 North Main St	1840
WEB.64	Slater Company Superintendent House	202-204 North Main St	1875
WEB.56	Sullivan, John Grocery Store	215 North Main St	1890
WEB.44	Slater, George House	216 North Main St	1827
WEB.57	Slater, Horatio N. Company Double Worker Housing	221-223 North Main St	1897
WEB.236	Slater, Horatio N. Company Double Worker Housing	225-227 North Main St	1897
WEB.237	Slater, Horatio N. Company Double Worker Housing	229-231 North Main St	1897
WEB.238	Slater, Horatio N. Company Double Worker Housing	233-235 North Main St	1897
WEB.327		239 North Main St	1840
WEB.328	Slater, Horatio N. Company Worker Housing	241-243 North Main St	1840
WEB.329		249 North Main St	1865

WEB.69	Slater - Davis, Abijah Farmhouse	256 North Main St	1825
WEB.928	Old Thompson Road	Old Thompson Rd	1780
WEB.929	Old Thompson Road Remnant	Old Thompson Rd	1780
WEB.5	Larned, Isaac Farmhouse	Old Worcester Rd	1850
WEB.806	Saint Joseph Roman Catholic Cemetery	Old Worcester Rd	1889
WEB.188	Esten, Olney - Collins House	189 Oxford Ave	1820
WEB.391	Collins House	198 Oxford Ave	1845
WEB.907	Jablonski, Sgt. John Square Marker	Park Ave	1974
WEB.934	Borus, Felix E. Square Marker	Park Ave	1958
WEB.189	Bates, Andrew J. House	10 Park St	1880
WEB.190	Advent Church	24 Park St	1884
WEB.70	Perry Yarn Mill	21-37 Pearl St	1900
WEB.330		28 Pearl St	1900
WEB.331	Intervale Mills - Anglo Fabrics Mill	35-41 Pearl St	1900
WEB.148	Perryville Trolley Car Station	Perryville Rd	1898
WEB.150	Perry, Josiah Mill Worker Housing	Perryville Rd	1885
WEB.151	Perry, Charles H. Mill Worker Housing	Perryville Rd	1885
WEB.149	Perryville Woolen Mill Storage Shed	0 Perryville Rd	1874
WEB.941	Slater and Sons Woolen Mill Tenement Foundations	Peter St	1860
WEB.306	Slater and Sons Mill #5	10 Peter St	1903
WEB.904	Jericho Bridge	Pleasant St	1892
WEB.158	Bates, Andrew J. House	Point Breeze Rd	1880
WEB.296		66 Pond Ct	1920
WEB.19	Slater Mill Pond Worker Housing	67-72 Pond Ct	1880
WEB.258	Slater Mill Pond Worker Housing	67-72 Pond Ct	1865
WEB.30	Slater Woolen Company Barn	Prospect St	1885
WEB.37	Rock Castle School	Prospect St	1871
WEB.192	Thompson School	Prospect St	1912
WEB.191	Joslin, Asher House	13 Prospect St	1874
WEB.193	Walker, Edward R. House	18 Prospect St	1850
WEB.307	Mollard - Holland, J. House	24 Prospect St	1850
WEB.308	Dusaume, Samuel House	26 Prospect St	1885
WEB.309	King, H. C. Boarding House	32 Prospect St	1892
WEB.33	Slater and Howard Woolen Company Worker Housing	38 Prospect St	1828
WEB.255	Slater and Howard Woolen Company Worker Housing	42 Prospect St	1828
WEB.310		46 Prospect St	1893
WEB.311	Slater and Howard Woolen Company Worker Housing	75-79 Prospect St	1885
WEB.389	World War II Memorial Athletic Fieldhouse	Ray St	1950
WEB.919	World War II Memorial Athletic Field	Ray St	1950
WEB.111	Wood, Darius House	7 River Ct	1875
WEB.261		12 River Ct	
WEB.201	Slater, Horatio N. Company Cambric Works	Route 16	1825
WEB.205	School Street Fire Station	School St	1874
WEB.82	Bates Block	17 School St	1885

WEB.116	Burnham, J. Byron House	116 School St	1883
WEB.117	Howard, Prentiss House	151 School St	1897
WEB.118	Congregational Church Parsonage	203 School St	1847
WEB.119	Lamb, Liberty House	212 School St	1886
WEB.120	Haven - Lobban House	269 School St	1855
WEB.121	Brown, Frederick Davis House	318 School St	1850
WEB.122	Joslin, Nathan House	340 School St	1872
WEB.123	Day, John H. House	352 School St	1860
WEB.124	Day, Augustas Eddy House	360 School St	1867
WEB.125	Baker, Franklin House	366 School St	1894
WEB.127	Prout, Patrick House	416 School St	1870
WEB.128	Ellis - Niles House	429-433 School St	1860
WEB.129	District Five Schoolhouse	449 School St	1835
WEB.130	Snow, Andrew J. House	449 School St	1868
WEB.131	Moore, Rufus House	479 School St	1815
WEB.369	Klebart, William C. House	709 School St	1915
WEB.141	Smith, Henry E. Jr. - Tiffany, Luman House	749 School St	1909
WEB.370	Sears, Frank House	750 School St	1920
WEB.371	Nash, Maude E. House	768 School St	1915
WEB.142	Smith, H. R. - Trowbridge, David House	779 School St	1860
WEB.372	Smith, H. R. - Trowbridge, David Barn	779 School St	1860
WEB.373	Holmes, William House	790 School St	1915
WEB.374	Hubbard, Ralph K. House	791 School St	1925
WEB.375	Cleveland, Eben S. House	794 School St	1920
WEB.376	Piehler, Otto House	805 School St	1925
WEB.377	Riebe, Ferdinand C. House	821 School St	1900
WEB.378	Day, J. - Cleveland, Clarence House	824 School St	1865
WEB.379	Cleveland, Clarence Garage	824 School St	1915
WEB.380	American Woolen Company Worker Housing	835 School St	1921
WEB.381	Batten, William - Partridge, Everett House	844 School St	1880
WEB.382	Batten, William - Partridge, Everett Barn	844 School St	1880
WEB.383	Pattison, Edwin House	851 School St	1915
WEB.143	Converse, Amanda L. House	929 School St	1875
WEB.144	Jepson House	938 School St	1855
WEB.145	Brackett - Snow House	1083 School St	1825
WEB.918	Slater, William Strutt Memorial Park Marker	Slater St	1949
WEB.76		6 Slater St	1840
WEB.73	Sacred Heart Roman Catholic Church Parsonage	8 Slater St	1870
WEB.242	Slater Company Pearl Street Worker Housing	34-39 Slater St	1880
WEB.62	Slater Company Overseer House	36-38 Slater St	1900
WEB.243	Slater Company Pearl Street Worker Housing	40-43 Slater St	1880
WEB.251	Slater Company Overseer House	40-42 Slater St	1900
WEB.252	Slater Company Overseer House	44-46 Slater St	1900
WEB.253	Slater Company Overseer House	48-50 Slater St	1900



WEB.254	Slater Company Overseer House	52-54 Slater St	1900
WEB.60	Slater Company Slater Street Double Worker Housing	85-87 Slater St	1860
WEB.71	Walker, Erie House	85 Slater St	1870
WEB.332	Slater Company Slater Street Worker Housing	86 Slater St	1840
WEB.248	Slater Company Slater Street Worker Housing	89-91 Slater St	1860
WEB.333	Slater Company Slater Street Worker Housing	90 Slater St	1820
WEB.46	Slater and Howard Company Double Worker Housing	92-94 Slater St	1825
WEB.234	Slater and Howard Company Double Worker Housing	93-95 Slater St	1825
WEB.36	Barrows, Erastus - Bell, John House	South Main St	1850
WEB.930	South Village Mill Raceway and Flume Gate	South Main St	1822
WEB.949	New England Railroad Bridge Abutments	South Main St	1865
WEB.312	Place Motors Showroom	469 South Main St	1930
WEB.35	Bartlett, Asa House	516 South Main St	1850
WEB.313		529 South Main St	1905
WEB.314	Slater and Howard Woolen Company Worker Housing	533 South Main St	1860
WEB.228	Slater and Howard Woolen Company Worker Housing	547 South Main St	1822
WEB.229	Slater and Howard Woolen Company Worker Housing	563 South Main St	1822
WEB.563	Slater and Howard Woolen Company Worker Housing	563 South Main St	1822
WEB.26	Slater and Howard Woolen Company Worker Housing	577-579 South Main St	1822
WEB.27	Slater Woolen Company Worker Housing	578 South Main St	1855
WEB.315	Nap's Diner	593-595 South Main St	1931
WEB.316		593-595 South Main St	1885
WEB.230	Slater Woolen Company Worker Housing	594 South Main St	1855
WEB.28	Slater Woolen Company Double Worker Housing	613-615 South Main St	1822
WEB.317	J. G. Motor Sales	626 South Main St	1955
WEB.942	J. G. Motor Sales Sign	626 South Main St	1955
WEB.231	Slater Woolen Company Double Worker Housing	629-631 South Main St	1822
WEB.23	Slater Woolen Company - Spinning and Carding Mill	661 South Main St	1876
WEB.24	Slater Woolen Company - Piece Dye House #13	661 South Main St	1876
WEB.32	Slater Woolen Mill Company Store	661 South Main St	1850
WEB.318	Slater and Sons Woolen Mill #4	661 South Main St	1892
WEB.319	Slater Woolen Company - Engine and Boiler House	661 South Main St	1895
WEB.944	Slater Woolen Company Stone Retaining Walls	661 South Main St	1822
WEB.945	Slater Woolen Company Canal	661 South Main St	1822
WEB.946	Slater Woolen Company Dam	661 South Main St	1822
WEB.947	Slater and Sons Woolen Mill Bridge to Weave Shed	661 South Main St	1916
WEB.948	Slater and Sons Woolen Mill #4 Bridge	661 South Main St	1893
WEB.61	Slater Company River Street Worker Housing	8 Starzec Dr	1865
WEB.334	Slater Company River Street Worker Housing	10 Starzec Dr	1865
WEB.335	Slater Company River Street Worker Housing	12 Starzec Dr	1865
WEB.282		20 Stoughton Ave	1925
WEB.3	Emerson, Augustus - Dudley, Reuben House	Sutton Rd	1865
WEB.800	Kingsbury Family Burial Ground	Sutton Rd	1812
WEB.900	Grand Trunk Railroad	Sutton Rd	1912

WEB.909	Nessmuck Monument	Sutton Rd	1976
WEB.4	Tanner, William B. House	Tanner Rd	1840
WEB.152	Bates, Alanson Jr. Farmhouse	Thompson Rd	1825
WEB.153	Bugbee, Henry Fielder House	Thompson Rd	1850
WEB.154	Bates, Orson House	Thompson Rd	1850
WEB.155	Bates, Capt. John House	Thompson Rd	1775
WEB.156	Bates - Alton House	Thompson Rd	1840
WEB.17	Slater East Village Stone Mill Worker Housing	10-12 Thompson Rd	1825
WEB.18	Slater East Village Stone Mill Worker Housing	11-15 Thompson Rd	1825
WEB.297	Slater East Village Mill Double Worker Housing	16-18 Thompson Rd	1870
WEB.344	Webster Electric Company Gas Compressor Station	65 Union St	1910
WEB.279	Webster Fruit Company Warehouse	10 Upland Ave	1915
WEB.923	Gore Pound	Upper Gore Rd	1780
WEB.267	Corbin, G. House	7 Wakefield St	1880
WEB.268	Sellig, Charles House	11 Wakefield St	1875
WEB.194	Corbin, George House	14 Wakefield St	1893
WEB.390	4-6 Park Street	4-6 Webster St	
WEB.345	Webster and Southbridge Gas and Electric Warehouse	12 Wellington St	1925
WEB.196	Saint Joseph's Roman Catholic Church	Whitcomb St	1913
WEB.195	Meyers, William House	24 Whitcomb St	1880
WEB.197	Parent House	59 Whitcomb St	1870
WEB.802	Mount Zion Cemetery	Worcester Rd	1836
WEB.804	Sacred Heart Roman Catholic Cemetery	Worcester Rd	1890
WEB.805	Saint Anthony de Padua Roman Catholic Cemetery	Worcester Rd	1945
WEB.932	Albetski, Felix John Square Marker	Worcester Rd	
WEB.298	Slater East Village Mill Building B	2 Worcester Rd	1846
WEB.299	Slater East Village Mill Bleach House	2 Worcester Rd	1907
WEB.300	Slater East Village Mill Building D	2 Worcester Rd	1907
WEB.301	Slater East Village Mill Building E	2 Worcester Rd	1914
WEB.302	Slater East Village Mill Pump House	2 Worcester Rd	1905
WEB.384	Slater East Village Mill Chemical Storage Bldg #37	2 Worcester Rd	1920
WEB.385	Slater East Village Mill Fire House	2 Worcester Rd	1978
WEB.386	Slater East Village Mill Warehouse B-C	2 Worcester Rd	1973
WEB.387	Slater East Village Mill Waste Treatment Building	2 Worcester Rd	1974
WEB.388	Slater East Village Mill Blower Building	2 Worcester Rd	1991
WEB.913	Slater, Samuel S. and Son - Green Mill Bell Tower	2 Worcester Rd	1875
WEB.922	East Village Cotton Mill Raceway	2 Worcester Rd	1812
WEB.938	Slater East Village Mill Boiler Stack	2 Worcester Rd	
WEB.939	Slater East Village Mill Equipment	2 Worcester Rd	
WEB.940	Slater East Village Mill Bell	2 Worcester Rd	1877
WEB.12	Slater East Village Mill Company Store	15 Worcester Rd	1815
WEB.13	Slater Green Mill Double Worker Housing	19-21 Worcester Rd	1820
WEB.14	Slater Green Mill Double Worker Housing	23-25 Worcester Rd	1820
WEB.16	Slater Green Mill Worker Housing	37 Worcester Rd	1815

WEB.303	Webster Nursery	41 Worcester Rd	1940
WEB.15	Slater Green Mill Worker Housing	52 Worcester Rd	1825